

**Site and NPS Plan for
Hill Country Indoor
4317 Skaggs Dr., Bee Cave, Texas 78738**

Comparison of Buildings' Exterior

Introduction: The project is subject to the HCI PDD Ordinance No. 14-201 (being the latest) and 12-113 and the revised Concept Plan as approved by City Council on July 22, 2014. Per Exhibit C of Ordinance 14-201, the project shall consist of an indoor sports facility of maximum 50 feet in height and a building footprint (/gross floor area) of 85,000 square feet. The elevations for the building facades were approved as part of the approval of the Concept Plan which is attached as Exhibit "B2" with the Ordinance 14-201.

Gross Floor Area: As mentioned above, total allowance is 85,000 SF. The concept plan proposed a total of 83,022 SF. This Site and NPS Plan proposed a total of 85,000 SF building coverage.

Length of Buildings: The proposed indoor sports facility will be consisting of four buildings inter-connected to each other. There will be an accessible route into the main building which can access all other buildings internally. Below is a summary of changes observed in respect to length of each building -

Building Number	Concept Plan length (ft.)	Site Plan length (ft.)	Change in length (ft.)
1	100	105	5
2	100	105	5'
3	100	105	5'
4	100	104'-6"	4'-6"

The overall building footprint remains within the maximum allowance because applicant has decreased width of the first two (lower) buildings by 2ft. Moreover, there was an excess of approximately 2,000 SF of floor area was available to use in Concept Plan.

Building Elevation: As mentioned in the introduction paragraph, 50 feet (as measured from finished grade) is the maximum height allowed for building. Below is a summary of changes observed in respect to elevation of each building -

Building Number	Concept Plan Elevation	Site Plan Elevation	Change in elevation (ft.)
1	47'-8"	48'-11" and 34'-7"	+ 1'-3"
2	47'-8"	48'-2" and 34'-7"	+ 6"
3	47'-8"	48'-2" and 34'-7"	+ 6"
4	47'-8" and 38'-2"	48'-2" and 44'-2"	+ 6" and 6'

The main reason for elevation change is due to the parking garage under building 1. The floor system above the parking garage is 30" thick. Therefore, in order to maintain an 8'-6" vertical clearance in the parking garage, an 11' transition (previous transition was 8') is required in between buildings 1 and 2.

Finished Floor Elevation (FFE): Concept plan specified finished floor elevation (FFE) for each of the four building. However, submitted plan shows a deviation from those FFEs. The reasons as explained by applicant's engineer are – (i) to accommodate the required vertical clearance for the parking garage at the entrance- which causes 3' change for transition wall between buildings, and (ii) site investigation revealed that existing rock strata was running closing to 9' transition - which causes an 1' FFE change between buildings.

Building Number	Concept Plan FFE (ft.)	Site Plan FFE (ft.)	Change in FFE (ft.)
1	980.00	Parking Garage : 978.00 and Level 1: 989.00	↓ 2'
2	988.00	989.00 (same as Level 1)	↑ 1'
3	996.00	998.00	↑ 2'
4	1004.00	1007.00 and 995.00 (a portion)	↑ 3'

Cut and Fill: Per Ordinance 14-201, Exhibit C, Section 13 (d), Cut and fill will be allowed within the project as depicted in the Concept Plan, Exhibit "B3". Due to making changes in finished floor elevation, the cut and fill volume varies from the values as indicate din Exhibit "B3" of Ordinance 14-201. The Concept Plan proposed a net fill volume of 6,677 CY and the submitted plan proposes a net fill of 5,968 CY.

Action	Concept Plan (C.Y)	Site Plan (C.Y)	Change (C.Y)
Cut	6,907	7,420	+ 513
Fill	13,584	13,388	-196
Net Cut/Fill	Net Fill = 6,677 CY	Net Fill = 5,968 CY	

Materials: The applicant is kept using the same materials for exterior building construction as indicated in the Exhibit "B2" of Concept Plan.

Colors: The submitted plan change in one of the five Pantone Color (Pantone # 455 C instead of Pantone # 462 C).